

**REQUIREMENTS SUMMARY MATRIX  
FOR OPERATION, MAINTENANCE AND REPAIR OF  
COVERED EQUIPMENT AND SYSTEMS AT NAREL**

<b>Performance Requirement/ Desired Outcome</b>	<b>Performance Standard</b>	<b>Acceptable Quality Level (AQL)</b>	<b>Monitoring Method</b>	<b>Incentives/ Disincentives</b>
PMI Program and Operation Procedures - All covered equipment and systems operate properly and efficiently. Customers are satisfied with environmental controls. All inspection reports are accurate and current and are submitted on time.	<p>All scheduled PMIs are properly and timely completed, e.g., filter replacement.</p> <p>Chillers will reduce water temperature to 43 degrees</p> <p>Air Handling Units will move sufficient 55 degree air to each building zone in order to control air balance. Each AHU to be calibrated a minimum of 2 times each year with tachometer.</p> <p>Inspection reports are accurate, current and timely submitted</p>	<p>90% of all PMI activities are performed properly and timely.</p> <p>Water temperature is within 40 to 50 degrees at daily inspection</p> <p>Air will register 52-58 degrees at daily inspection</p> <p>100% -No deviation permitted</p>	<p>Periodic inspections</p> <p>Daily inspections</p> <p>Daily inspections</p> <p>Project Officer monitoring based on Contractor prepared PM Schedule</p>	Positive and negative performance will be documented in past performance reports that are reported in the NIH PastPerformance Database
Contractor responds to needed corrective maintenance/service calls within timeframe set forth in SOW, i.e., 3 hours for critical systems, otherwise 24 hours. Any repairs are made immediately	<p>Contratractor is on-site within 24 hours of notification for non-critical outages or problems</p> <p>Contractor is on-site within 3 hours for equipment designated as critical</p>	<p>100% - No deviation permitted</p> <p>100% -No deviation permitted</p>	<p>Project Officer assessment</p> <p>Project Officer assessment</p>	Positive and negative performance will be documented in past performance reports that are reported in the NIH Past Performance Database
Water Treatment operates properly and efficiently.	Water in plan system is of proper chemistry for plant operations.	100% - No deviation permitted	Periodic inspections	Positive and negative performance will be documented in past performance reports that are reported in the NIH Past Performance Database